

H. COMMERCIAL CORRIDOR IMPROVEMENTS

13. The Joppa Road corridor (pictured below) from Towson Marketplace to Oakleigh Avenue needs more landscaping and some physical improvements to improve the commercial image. Although this area is not within the physical boundaries of the Association, its commercial influence has wide-ranging implications for Loch Raven Village. See Appendix N for a listing of the businesses in the described area.



Recommendation: The Association will approach Baltimore County about studying the zoning of this corridor, specifically, the area from Mylander Lane to Oakleigh Road in an effort to explore the possibility of rezoning for better residential compatibility and commercial usage. The current zoning of B.R. - C.N.S. is intensive for this area.

This study could be done in conjunction with a revitalization plan for the Joppa Road corridor. This plan could address the multiple curb cuts and turning movements, visual clutter, minimal landscaping and increased vehicular traffic.

14. The Loch Raven Blvd. commercial corridor (pictured below) from Joppa Road to Joan Avenue needs physical improvements to enhance the area's image.



Recommendation: The Association will approach Baltimore County's Economic Development Commission to develop a revitalization plan for the Loch Raven Boulevard corridor. This plan would include landscaping, uniform signage and other amenities to improve the physical appearance of this area.